

Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. If your request is for a reduction in setbacks or height limits, then you must receive approval from Austin Energy by contacting Eben Kellogg at (512)322-6587 or email eben.kellogg@austinenergy.com.

Please be advised that the Board only takes 16 new cases a month, therefore, first come, first served. Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 512-974-2580.

If you need assistance completing this application (general inquiries only) please contact Leane Heldenfels (lean.heldenfels@austintexas.gov), (512) 974-2202; 505 Barton Springs Road, 1<sup>st</sup> Floor, Development Assistance Center (One Texas Center).

CASE# C15-2014-0073  
ROW# 11146913  
Tax 0100031609

#0100031609

**CITY OF AUSTIN APPLICATION TO BOARD  
OF ADJUSTMENT GENERAL VARIANCE/  
PARKING VARIANCE**

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED  
INFORMATION COMPLETED.**

**STREET ADDRESS:** 900 Jewell St, Austin 78704

**Legal description:** The South eighty(80) feet of Lot 1, Block A, Capital Heights a subdivision in the City of Austin, Texas of record in Plat Book 2, Page 224 of the Travis County, Texas Plat Records.

**LEGAL DESCRIPTION:** Subdivision – \_\_\_\_\_ Lot(s) Block Outlot  
Division \_\_\_\_\_ I/We \_\_\_\_\_ on behalf of myself/ourselves as authorized agent for  
affirm that on April 30 2014, we, hereby apply for a hearing before  
the Board of Adjustment for consideration to:

**(check appropriate items below and state what portion of the Zoning Code you are seeking a variance from)**

ERECT x\_\_\_ ATTACH \_\_\_ COMPLETE \_\_\_\_\_ REMODEL x  
MAINTAIN

1. Small lot variance since the existing house occupies a 3707 s.f. lot.
2. Front setback variance from 25' to retain existing setback of 19'9" and avoid disturbance of large oak tree.
3. West setback variance from 5' to retain existing setback of 4'4" and extend this wall another 6'.
4. East setback variance on side street(Bouldin Ave) from 15' to retain existing setback of 9'9" and extend this wall another 6'.
5. Rear setback variance to retain existing 7'X10' shed at rear
6. Either extend current parking space to accommodate two vehicles, or seek a curb cut at the rear on Bouldin for a single vehicle pad, determined by arborist evaluation.

in a SF3NP  
district. (zoning district)

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):**

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because: 1.) The Legal Lot constitutes only 3707 s.f. and thus should qualify for small lot exemption 2.) The small lot exemption is currently operational within 300' of the property at 1505 Bouldin and directly behind on S. 3rd St.(granted in 2004). The setback variances we seek are in accord with the majority of surrounding properties where most structures also encroach on setbacks, some to a greater extent. 3.) The existing shed at the rear of the property would be an asset to retain and is in accord with several other surrounding properties. It is an attractive structure and has been in existence for a long time.

The neighbor to the west also has a shed in the rear of an identical small lot property.  
4.) If the City arborist does not allow the extension of current parking space in the front for another vehicle, the permission would be sought for a curb cut at the rear on Bouldin.

### **HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that: The lot was subdivided in the '40's and is currently subject to the same occupancy and taxing demands as the surrounding properties with larger lots and structures and amenities. The low roof (about 6') at the rear of the house prevents use of the kitchen and spare room (both only 6 1/2' wide) as truly viable rooms. Thus, the 925 s.f. denomination of the property is misleading as not all those square feet are useful.

(b) The hardship is not general to the area in which the property is located because: Most properties have been able to expand on larger lot sizes and still receive variances from current setback requirements.

### **AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:  
The alterations are in proportion to the surrounding structures, being one story. Because of considerable plantings, the addition will hardly be visible from the side of the property. New siding and windows will be chosen to be compatible with what is already existing, so the front of the property will not noticeably change. Of course, the star of the property is the giant oak tree in front which will not be at all disturbed. If the house were demolished for a new structure, the oak tree would certainly be affected. As for adjacent conforming property--I cannot name one.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because: The maximum parking space anticipated would never exceed two spaces.
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because: the anticipated structure will not accommodate the need for more than two residential vehicle spaces, the same usage as has been in existence.
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: the scope and size of the anticipated renovations and addition are well within the parameters of surrounding properties.
4. The variance will run with the use or uses to which it pertains and shall not run with the site because: the use remains single family residential.

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed   
Mail Address 3317 Perry Lane

City, State & Zip Austin TX 78731

Printed \_\_\_\_\_ Phone 512 689 6634 Date April 30, 2014

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_  
Mail Address 3317 Perry Lane

City, State & Zip Austin, TX 78731

Printed \_\_\_\_\_ Phone 512 689 6634 Date April 30, 2014

### **GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT**

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

#### **VARIANCE REQUIREMENTS:**

##### **General Requirements:**

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the L and Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

**SUBMITTAL REQUIREMENTS:** (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) Check made payable to the City of Austin for the Board of Adjustment application fee.
- (4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request  
such as: photos of the site or visual aids to support the request, letters from the neighborhood

association(s)  
etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a black and white copied packet with all information that has been submitted on the Thursday prior to the meeting.  
(5) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

**REQUIRED FINDINGS:** All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

**Reasonable Use:**

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]

**Hardship:**

a. Application must demonstrate to the Board how the hardship for which the variance is requested is unique to the property. Hardship should be specific to the property for which the variance is being requested. (For example, topography, lot configuration, or any physical constraint that would limit the placement of the structure or prevent compliance with required site development regulations, etc.) A strictly financial or personal reason is not a valid hardship.

b. Application must demonstrate to the Board why the hardship is not general to the area in which the property is located. Describe how the hardship relating to the site is different from other properties in the area.

**Area Character:**

Application must demonstrate to the Board how the variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the zoning regulations of the zoning district in which the property is located.

**NOTE:** Parking variances require additional findings to be made. The additional findings are listed on the application and must also be completed for submittal of the application.

**Board of Adjustment  
Staff:**

**Leane Heldenfels, Board of Adjustment Liaison  
(512) 974-2202, [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)**


**Diana Ramirez, Board Secretary  
(512) 974-2241, [diana.ramirez@austintexas.gov](mailto:diana.ramirez@austintexas.gov)**

**Fax #(512) 974-6536**


**Planning and Development Review Department  
One Texas Center  
505 Barton Springs Road  
Development Assistance Center/1<sup>st</sup> Floor**

**Mailing  
Address: P. O.**







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SUBJECT TRACT

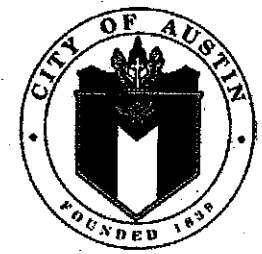


PENDING CASE



ZONING BOUNDARY

CASE#: C15-2014-0073  
Address: 900 JEWELL ST



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

COPY For  
L. Heldenfels

Memo to Michael Embesi, CoA Arborist  
One Texas Center, 505 Barton Springs Rd  
Austin TX 78704  
cityarborist@austintexas.gov

Date: May 5, 2014

From Martha L. Davies  
Phone 512 689 6634  
marthaldavies@yahoo.com

Re: Variance Board Meeting for 900 Jewell St 78704--6' addition to rear of existing one story structure

The attached picture of the front yard at 900 Jewell St depicts the oak and yard as it has remained since we first acquired the property in 1981. The front yard will not be disturbed during this remodel if (1) we may be exempted from the need to lay a concrete apron to the driveway which would cause major disturbance to the tree roots and if (2) we may be allowed to slightly extend the parking area with gravel to accommodate the two spaces required by City Code.

No utility lines will be disturbed. A few years ago a new sewer line was laid that goes out the rear of the yard and across Bouldin Avenue. The water line runs from Jewell St along the west front yard and we do not plan to change it.

Would you evaluate the status of the two pecan trees which are only in fair condition and the elm tree at the very rear which is in fair to poor condition.

Thank you,

Martha L. Davies

Inc: Tree Ordinance Review App  
Photo of 900 Jewell St front  
Survey with addition sketch

cc: Leane Heldenfels

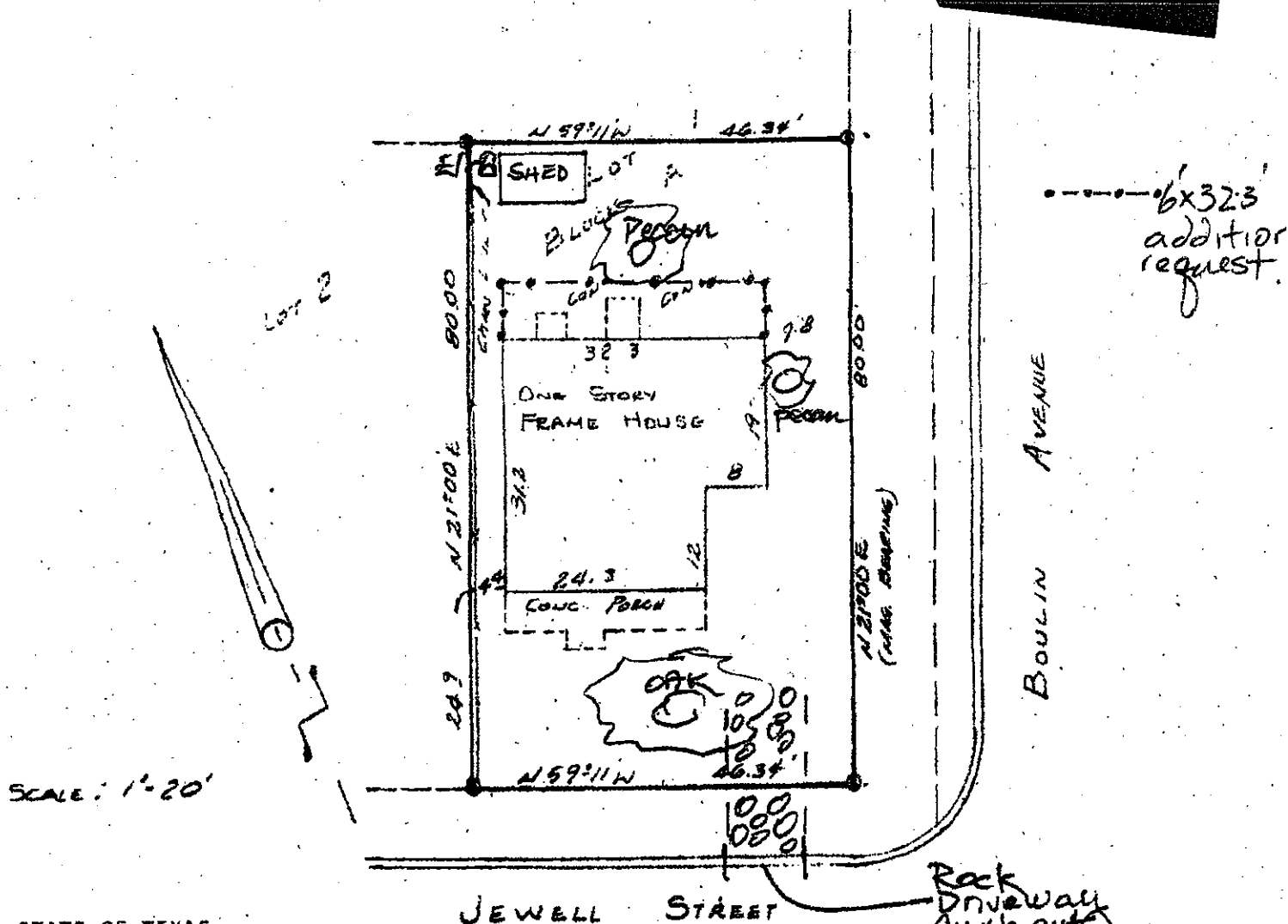


Local Address: 900 Jewell Street

Reference: Baranovicht

Legal Description: The South eighty (80) feet of Lot 1, Block A, Capital Heights  
a subdivision in the City of Austin, Texas of record in Plat Book 2

Page 224 of the Travis County, Texas Plat Records.

C.S. & Martha L. Davies  
512-689-6634STATE OF TEXAS:  
COUNTY OF TRAVIS:

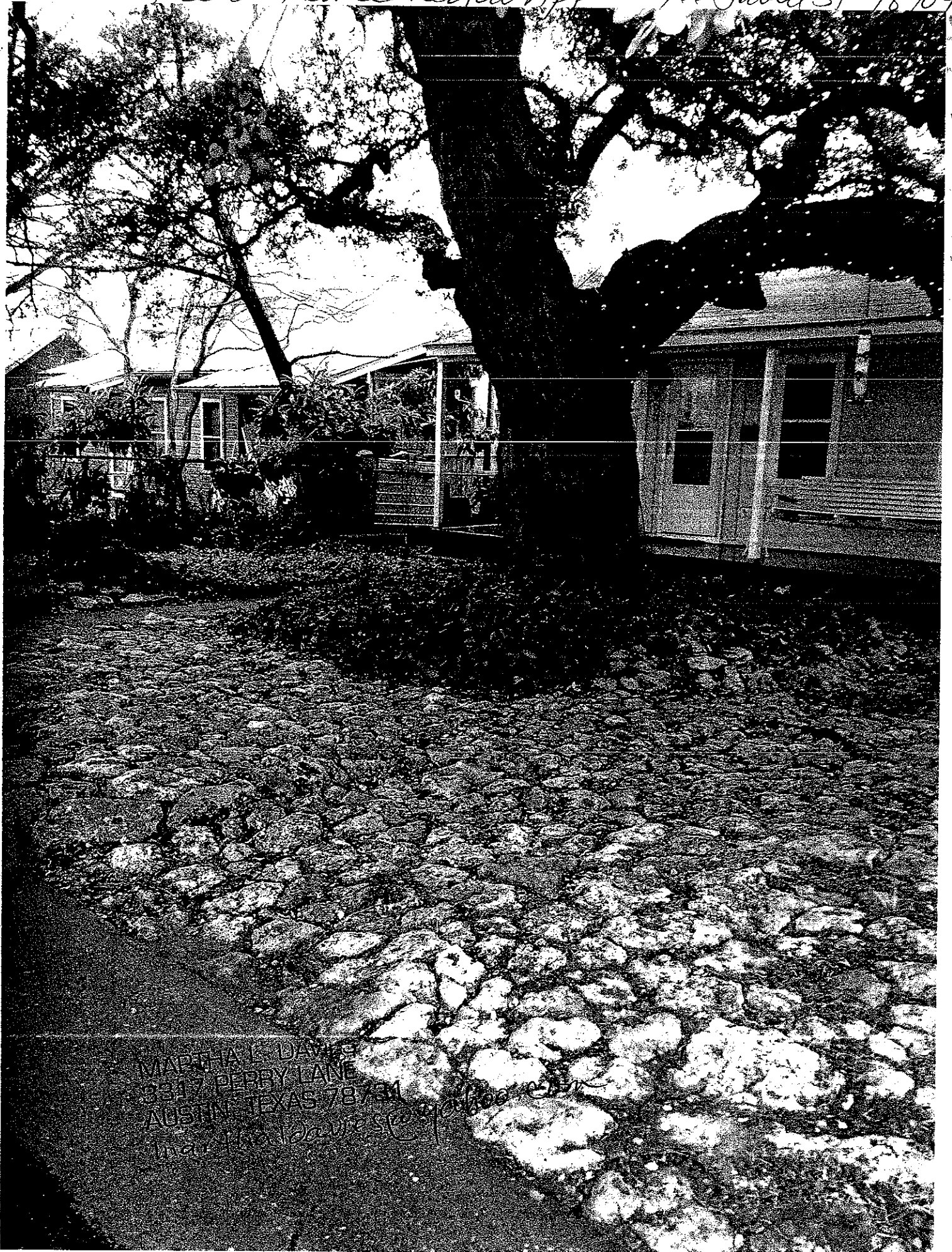
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, apparent encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

I hereby certify that the property described herein is not within a special flood hazard area as identified by the Federal Insurance Administration, Department of Housing and Urban Development.

Tree Ordinance Review App

900 Javelle St 78704

APR 11 1985



MARTHA L. DAVIS  
8317 PERRY LANE  
AUSTIN, TEXAS 78734  
Tree Ordinance Review App

Leane -

Susan on 2nd floor says  
this shed, because it is less  
than 200 sf. and not attached to  
the house (as that carport reportedly is),  
just goes along to the hearing  
for the variances.

Thanks,

John

\*also because it has no plumbing  
or electricity.

CITY OF AUSTIN (512.468.34) DEVELOPMENT WEB MAP

1997



## Lot Lines

Streets

# Building Footprints

### 5.3.2 Named Creeks

## Lakes and Rivers

## Parks

County

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



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**austintexas.gov**  
The official website of the City of Austin

# Zoning Profile Report

900 Jewell St



Questions? Click here for help and contact information.

## Disclaimer

The information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at 512-974-6370.

Location: (3,109,576.5, 10,064,625.04)

Grid:

Future Land Use (FLUM):

Regulating Plan:

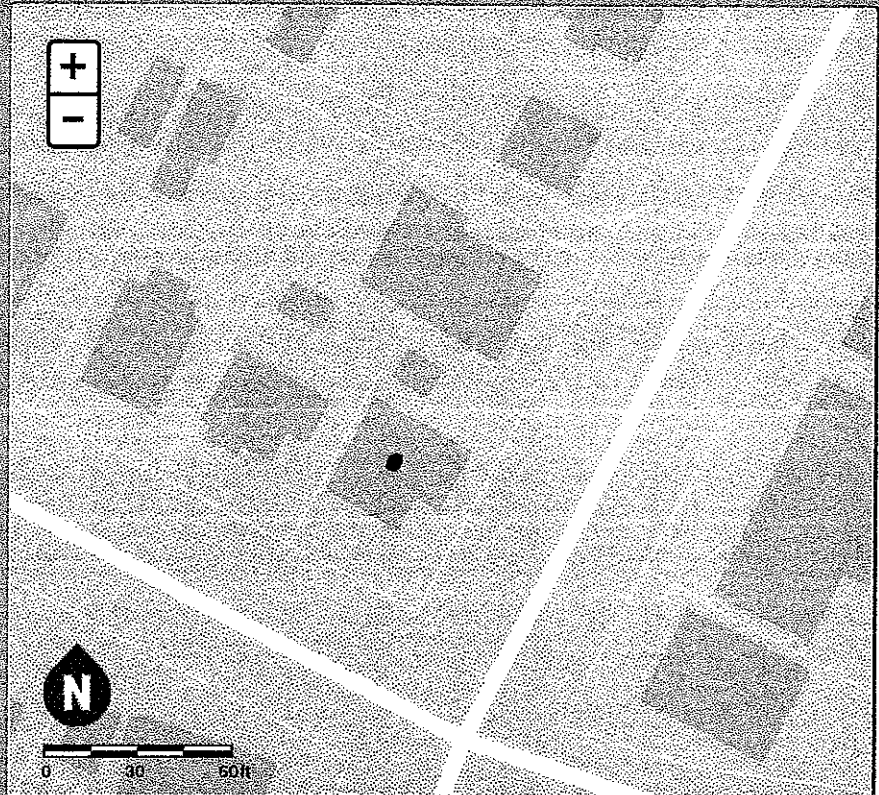
Zoning:

Zoning Case:

Zoning Ordinance

(Mostly after 2000):

Zoning Overlays:



## Zoning Guide

The Guide to Zoning provides a quick explanation of the above Zoning codes, however, the Development Assistance Center provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the Neighborhood Planning Areas is available from Neighborhood Planning. Visit Zoning for the description of each Base Zoning District.



# Special Exception

CASE# \_\_\_\_\_  
ROW# \_\_\_\_\_  
TAX# \_\_\_\_\_

## CITY OF AUSTIN APPLICATION TO BOARD OF ADJUSTMENT GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 900 JEWELL ST 78704

LEGAL DESCRIPTION: Subdivision CAPITAL HTS. SOUTH 80' OF

Lot(s) 1 Block A Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We C.S. + MARTHA L. DAVES on behalf of myself/ourselves as authorized agent for  
\_\_\_\_\_ affirm that on \_\_\_\_\_, \_\_\_\_\_,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Zoning Code you are seeking a variance from)

\_\_\_ ERECT \_\_\_ ATTACH \_\_\_ COMPLETE \_\_\_ REMODEL ☒ MAINTAIN

BACKYARD SHED EXISTING FOR AT LEAST  
15 YEARS UNDER 25-2-476 (SPECIAL  
EXCEPTIONS)

in a SF 3 district.  
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.**

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Special exception

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

THE LOT MEASURES 3700 S.F.

- (b) The hardship is not general to the area in which the property is located because:

MANY LOTS ARE MUCH LARGER

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

IT HAS EXISTED FOR AT LEAST  
15 YEARS.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

THE NUMBER OF ROOMS IN THE HOUSE  
REMAINS THE SAME.



2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

THE USE REMAINS THE SAME

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

IT MAINTAINS THE ORIGINAL NEIGHBORHOOD CHARACTER ESPECIALLY THE TREE & ONE STORY ASPECTS.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

IT REMAINS CONSTANT

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Martha L. Davies Mail Address 3317 PERRY LN.

City, State & Zip AUSTIN, TX 78731

Printed MARTHA L. DAVIES Phone (512) 689-6634 Date 5.11.14

**OWNERS CERTIFICATE** - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Martha L. Davies Mail Address SAME AS ABOVE

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_

# GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

## VARIANCE REQUIREMENTS:

### General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the L and Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

**SUBMITTAL REQUIREMENTS:** (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) Check made payable to the City of Austin for the Board of Adjustment application fee.
- (4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a black and white copied packet with all information that has been submitted on the Thursday prior to the meeting.
- (5) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

**REQUIRED FINDINGS:** All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

### Reasonable Use:

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]

### Hardship:

- a. Application must demonstrate to the Board how the hardship for which the variance is requested is unique to the property. Hardship should be specific to the property for which the variance is being requested. (For example, topography, lot configuration, or any physical constraint that would limit the placement of the structure or prevent compliance with required site development regulations, etc.) A strictly financial or personal reason is not a valid hardship.
- b. Application must demonstrate to the Board why the hardship is not general to the area in which the property is located. Describe how the hardship relating to the site is different from other properties in the area.

### Area Character:

Application must demonstrate to the Board how the variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the zoning regulations of the zoning district in which the property is located.

**NOTE:** Parking variances require additional findings to be made. The additional findings are listed on the application and must also be completed for submittal of the application.



# Tree Ordinance Review Application

Planning and Development Review Department

One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704

Phone: (512) 974-1876 Fax: (512) 974-3010

Email: [cityarborist@austintexas.gov](mailto:cityarborist@austintexas.gov) Website: [www.austintexas.gov/department/city-arborist](http://www.austintexas.gov/department/city-arborist)

Mapsco Pg

1141434  
614A

## Application request\* (specify all that apply):

- ☐ Tree removal (LDC 25-8-602(3))
- ☒ Critical Root Zone impacts (ECM 3.5.2 A)
- ☐ Live canopy impacts of more than 25% (ECM 3.5.2 B)

\* Refer to Land Development Code (LDC) 25-8 (B)(1) and Environmental Criteria Manual (ECM) (Section 3 & App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 900 Jewell St 78704

Name of owner or authorized agent: Martha L. Davies

Building permit number (if applicable): \_\_\_\_\_

Telephone #: 512-689-6634 Fax #: \_\_\_\_\_

E-mail: \_\_\_\_\_

Tree Species: oak / pecan / elm

Tree location on lot: front / side / rear / rear

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) 14" - 16" or diameter (across) \_\_\_\_\_

General tree condition: ☒ Good / ☐ Fair / ☐ Poor / ☐ Dead

Reason for request: ☐ Development ☐ Tree condition ☐ Other: rear addition

Owner/ Authorized Agent Signature: Martha L. Davies

Date: 5.5.2014

See attached memo + picture  
oak - fair  
pecan - fair  
elm - fair to poor

- Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This permit application only reviews for compliance with tree regulations.
- The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

## Application Determination - To be completed by City Arborist Program Personnel

- ☐ Approved ☒ \*Approved With Conditions ☐ Statutory Denial (more information required) ☐ Denied

Comments: PECANS NOT PROTECTED SEEL. ELM IS DEFERRED TO ANOTHER PERMIT.

① PARKING REQUIREMENTS TO BE SATISFIED ON NORTHEAST PORTION OF LOT.

☒ Heritage Tree(s)

☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☐ As described within Arborist Comments (see above); and

☐ Applicant agrees to plant \_\_\_\_\_ caliper inches of central Texas native trees (see ECM Appendix F) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.

☒ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.

☒ No additional impacts are permitted within the 1/2 Critical Root Zone, including utility trenching.

☐ Provide a receipt from a certified arborist for: ☐ remedial root care ☐ any required pruning

Applicant Signature

Date

City Arborist Signature

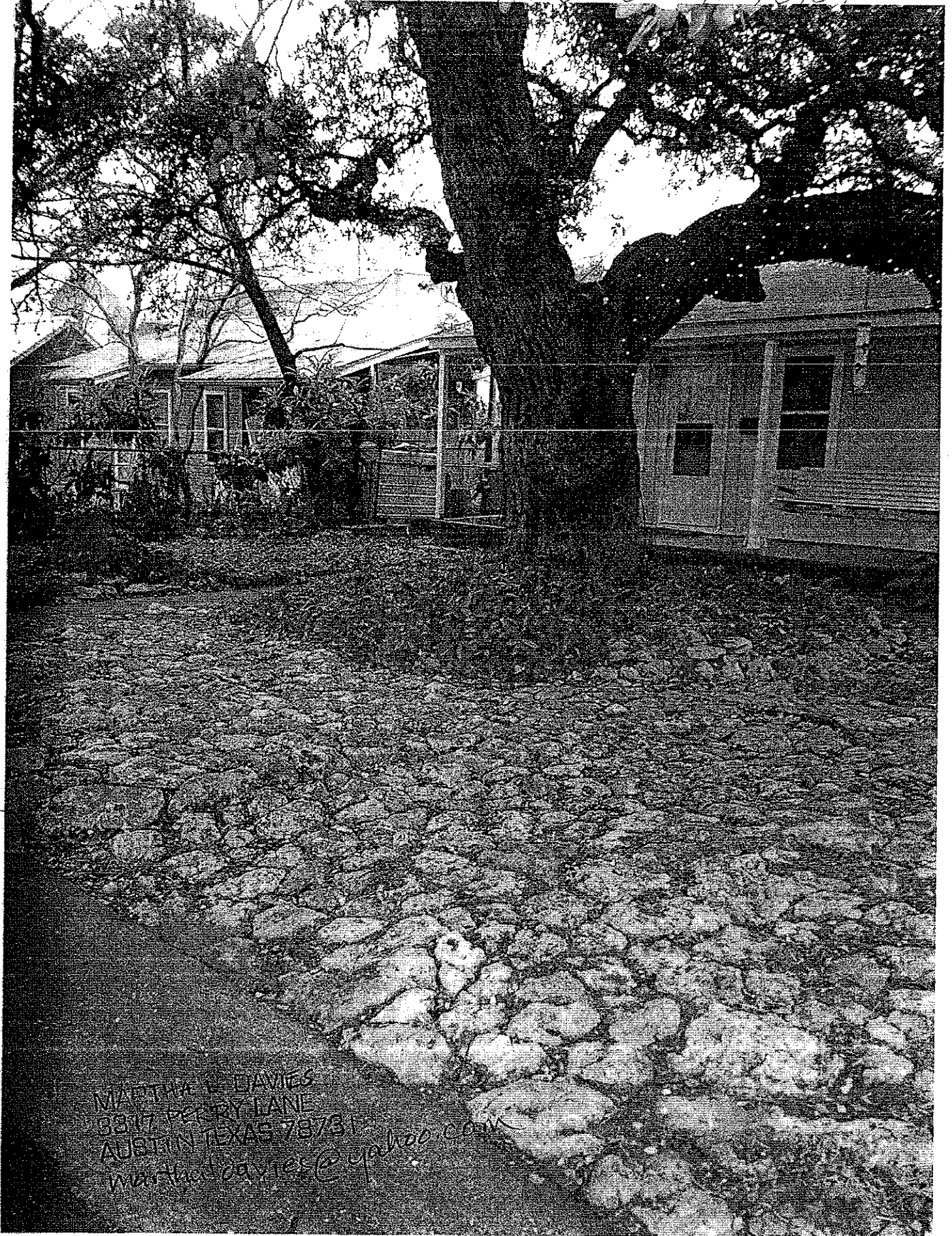
Date

Post this document on site while any proposed work is in progress.

Conditions for approval of this application must be met within 1 year of the effective date.

v.7/2012

Tree Ordinance Rev. v App 900 Jewel St. 78704



MARTHA E. DAVIES  
3817 PERRY LANE  
AUSTIN TEXAS 78731  
marthadavies@uphoo.com

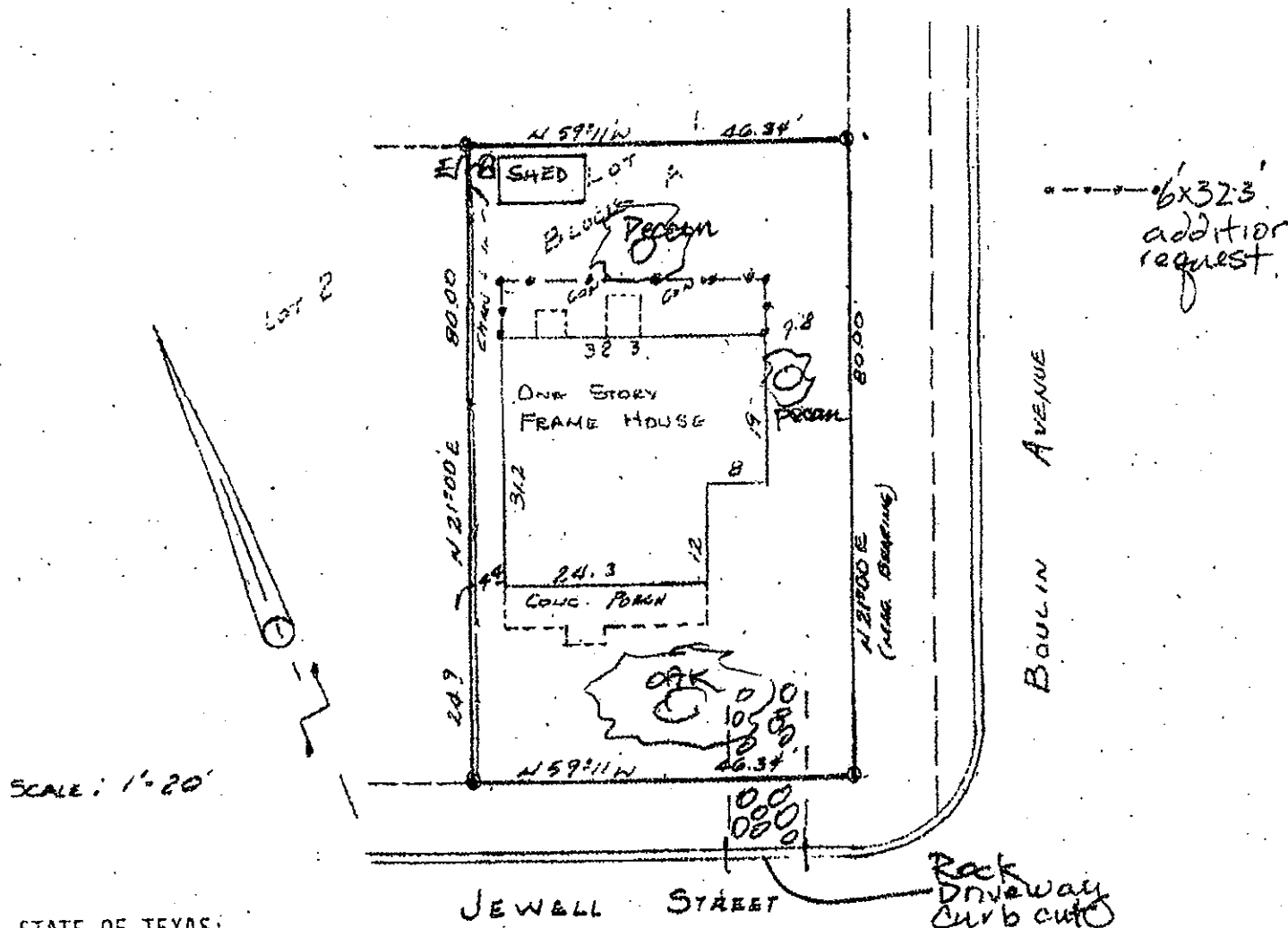
Local Address: 300 Jewell Street

Reference: Baranovicht

Legal Description: The South eighty (80) feet of Lot 1, Block A, Capital Heights  
a subdivision in the City of Austin, Texas of record in Plat Book 2  
Page 224 of the Travis County, Texas Plat Records.

C.S. & Martha L. Davies  
512-689-6634

for: Michael Forbes  
Tree Ordinance Review



STATE OF TEXAS:  
COUNTY OF TRAVIS:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, apparent encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

I hereby certify that the property described herein is not within a special flood hazard area as identified by the Federal Insurance Administration, Department of Housing and Urban Development.

Memo to Michael Embesi, CoA Arborist  
One Texas Center, 505 Barton Springs Rd  
Austin TX 78704  
cityarborist@austintexas.gov

Date: May 5, 2014

From Martha L. Davies  
Phone 512 689 6634  
marthaldavies@yahoo.com

Re: Variance Board Meeting for 900 Jewell St 78704--6' addition to rear of existing one story structure

The attached picture of the front yard at 900 Jewell St depicts the oak and yard as it has remained since we first acquired the property in 1981. The front yard will not be disturbed during this remodel if (1) we may be exempted from the need to lay a concrete apron to the driveway which would cause major disturbance to the tree roots and if (2) we may be allowed to slightly extend the parking area with gravel to accommodate the two spaces required by City Code.

No utility lines will be disturbed. A few years ago a new sewer line was laid that goes out the rear of the yard and across Bouldin Avenue. The water line runs from Jewell St along the west front yard and we do not plan to change it.

Would you evaluate the status of the two pecan trees which are only in fair condition and the elm tree at the very rear which is in fair to poor condition.

Thank you,

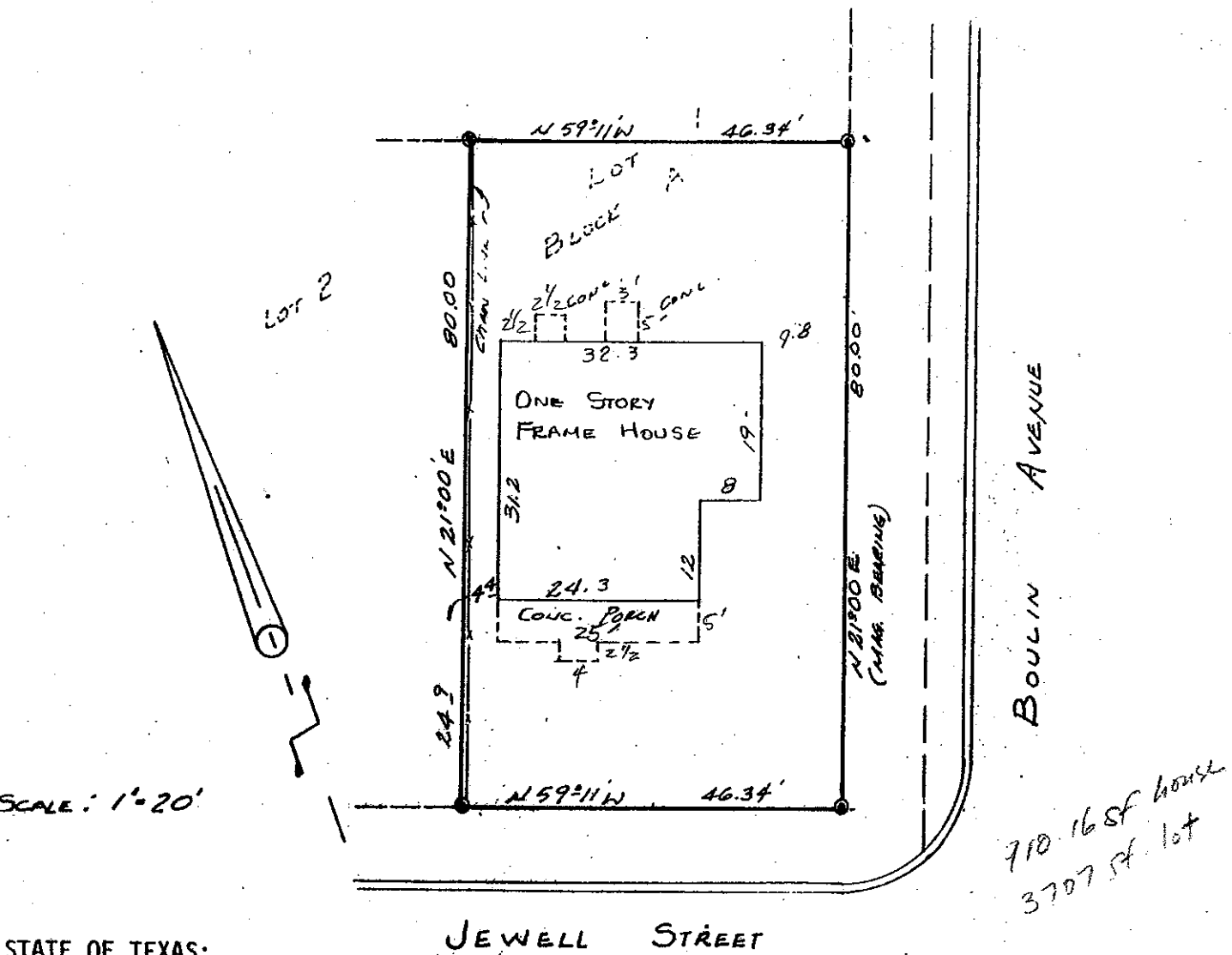
Martha L. Davies

Inc: Tree Ordinance Review App  
Photo of 900 Jewell St front  
Survey with addition sketch

cc: Leane Heldenfels

# SURVEY PLAT OF

Local Address: 900 Jewell Street Reference: Baranovicht  
 Legal Description: The South eighty (80) feet of Lot 1, Block A, Capital Heights  
a subdivision in the City of Austin, Texas of record in Plat Book 2  
 Page 224 of the Travis County, Texas Plat Records.



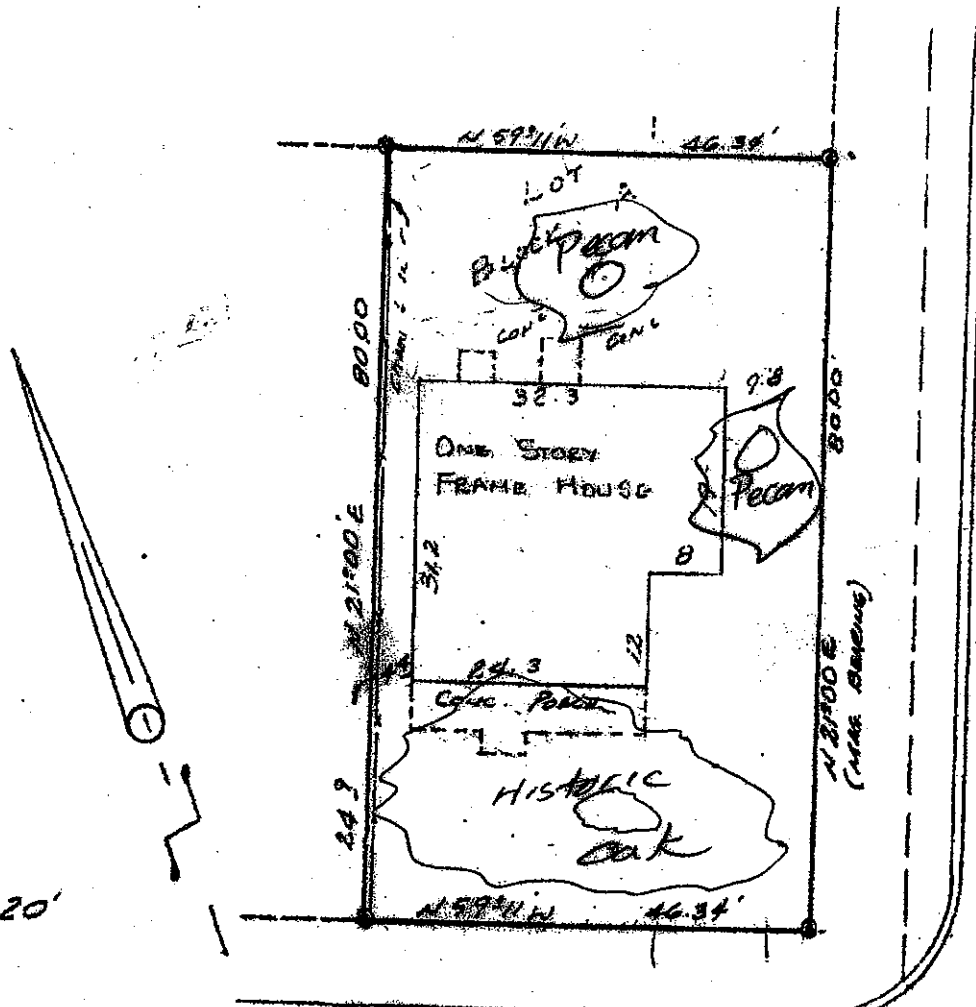
STATE OF TEXAS:  
 COUNTY OF TRAVIS:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, apparent encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

lot.  $46.34 \times 80 = 3707.2 \text{ sf}$   
 house  $\frac{1613.7}{291.6} = 905.3 \text{ sf} = 24\% \text{ of lot}$   
 porch & concrete  $\frac{125}{4.25}{15}{8.5} = 4\% \text{ of lot}$   
 $\frac{152.75}{152.75} = 4\% \text{ of lot}$   
 6' rear addition =  $193.8 = 5\% \text{ of lot}$

SF 3 NP

SCALE: 1"=20'

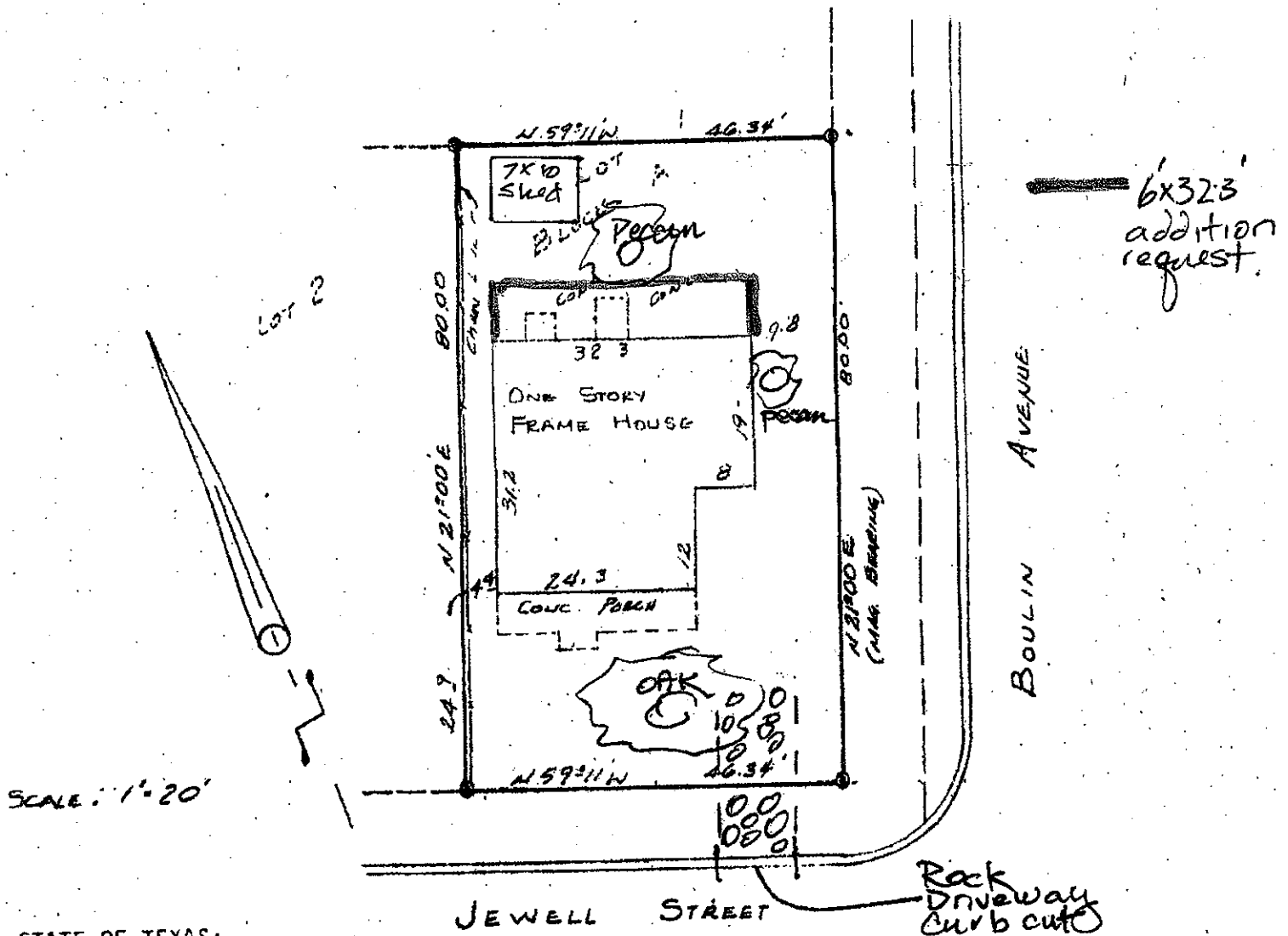




Reference: baranovicht

Page 224 of the Travis County, Texas Plat Records.

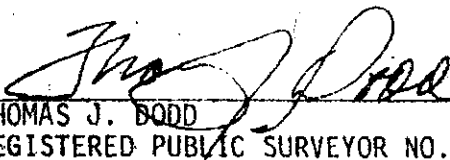
MARTHA L. DAVIES  
3317 PERRY LANE  
AUSTIN, TEXAS 78731



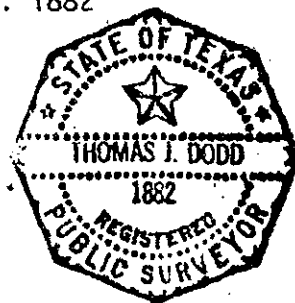
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, apparent encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

I hereby certify that the property described herein is not within a special flood hazard area as identified by the Federal Insurance Administration, Department of Housing and Urban Development.

Dated this the 24th day of November, 1980.

  
THOMAS J. DODD  
REGISTERED PUBLIC SURVEYOR NO. 1882

JOB. #80-346





**City of Austin  
Planning and Development Review  
Land Status Determination  
1995 Rule Platting Exception**

**April 25, 2014**

File Number: **C8I-2014-0116**

Address: **900 JEWELL ST**

Tax Parcel I.D. **#0100031609**

Tax Map Date: **11/16/2012**

The Planning & Development Review Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being the **South 80' of lot 1, Block "A", Capital Heights** in the current deed, recorded on **Feb 25, 1991**, in **Volume 11380, Page 1068**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Feb 25, 1991**, in **Volume 11380, Page 1068**, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water service on Feb 18, 1947**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

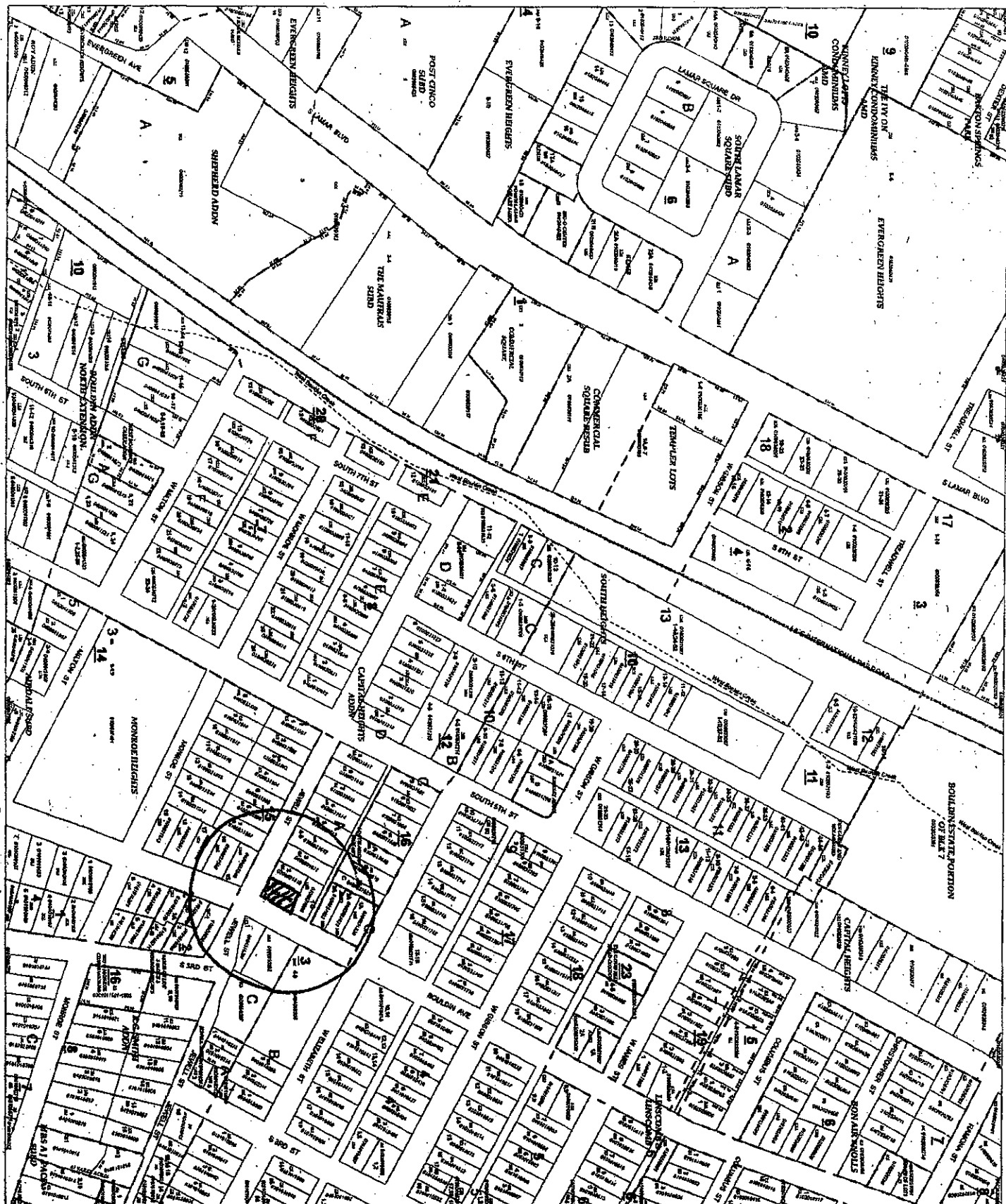
Additional Notes/Conditions:  
**NONE**

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Michelle Casillas

**Michelle Casillas, Representative of the Director  
Planning and Development Review Department**

CEI-2014-0116



<p><b>10003</b></p>	<p>Revision Date: 11/16/2012</p>	<p>NAD 1983 StatePlane Texas_Central_FIPS_4203_Feet Projection: Lambert_Conformal_Conic</p> <p>0 120 Feet</p> <p>1000 Feet</p> <p>1000 Feet</p>	<p>This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped date does not constitute a legal document.</p>	<p><b>Travis Central Appraisal District</b> 8314 Cross Park Drive Austin, Texas 78754</p> <p>P.O. Box 148012 Austin, Texas 78714</p> <p>Internet Address: <a href="http://www.traviscad.org">www.traviscad.org</a> Main Telephone Number (512) 834-6317 Appraisal Information (512) 834-6318 TDD (512) 636-3328</p>
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## FINE LUMBER

& PLYWOOD, INC.

9407 Brown Lane, #2 • Austin, TX 78754

(512) 836-8990 • Fax (512) 836-9796

www.finelumber.com

5.9.2014

Hi Leann -

The Austin Energy just called this morning to OK the project & said an email would be forthcoming.

With the accompanying sketch & chart I am down now to letters to the neighbors & neighborhood assn.

Hoping to wrap up this app by the end of next week!

Thank,  
AA

Hardwood Lumber • Plywood • Moulding • Domestic & Import

— Complete Hardwood Service Company —

#4



~~XXXXXXXXXX~~ SUBJECT TRACT

~~XXXXXXXXXX~~ ZONING BOUNDARY

~~XXXXXXXXXX~~ LOCATION: 913 W. Elizabeth



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



900 JEWELL ST

Surrounding properties  
for reference

MARTHA L. DAVIES  
3317 PERRY LANE  
AUSTIN, TEXAS 78731

*Small lots w/ detached structure almos on rear lot line*

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**austintexas.gov**  
the official website of the City of Austin

# Zoning Profile Report

900 Jewell

**Questions?** Click here for help and contact information.

## Disclaimer

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For official verification of the zoning of a property, please order a Zoning Verification Letter at 512-974-6370.

**Location:** 900 JEWELL ST  
(3,109,511.25, 10,064,665)

**Grid:** H21

**Future Land Use (FLUM):** Single Family

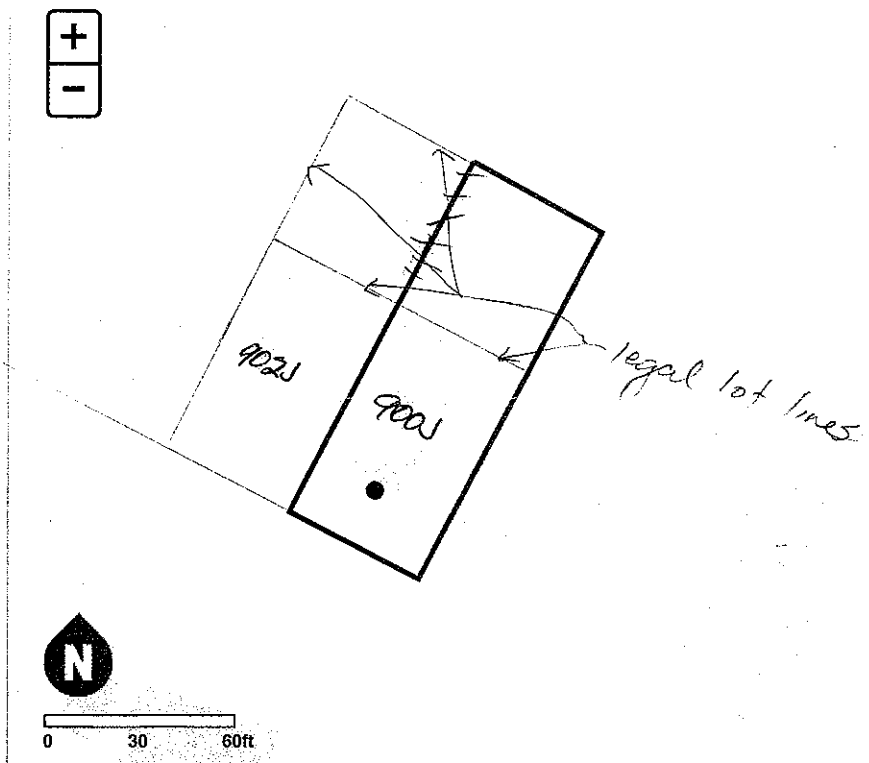
**Regulating Plan:**

**Zoning:** SF-3-NP

**Zoning Case:** C14-02-0031

**Zoning Ordinance (Mostly after 2000):** 99-0225-70(b)  
020523-33

**Zoning Overlays:** NEIGHBORHOOD PLANNING AREA  
■ BOULDIN CREEK  
RESIDENTIAL DESIGN STANDARDS



## Zoning Guide

The Guide to Zoning provides a quick explanation of the above Zoning codes, however, the Development Assistance Center provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the Neighborhood Planning Areas is available from Neighborhood Planning. Visit Zoning for the description of each Base Zoning District.

*/// incorrect lot line*

*— lot lines*

*3 examples -*

*902 Jewell 1-adjacent - on lot line*

*1505 Bouldin 1-within 200' - on 2 lot lines*

*~~900 Jewell 1-off lot line~~*

MARTHA L. DAVIES  
3317 PERRY LANE  
AUSTIN, TEXAS 78731

*Arg = 4"*

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# Zoning Profile Report

1505 Bouldin

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For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-974-6370**.

**Location:** 1505 BOULDIN AVE  
(3,109,554.75, 10,064,431)

**Grid:** H21

**Future Land Use (FLUM):** Single Family

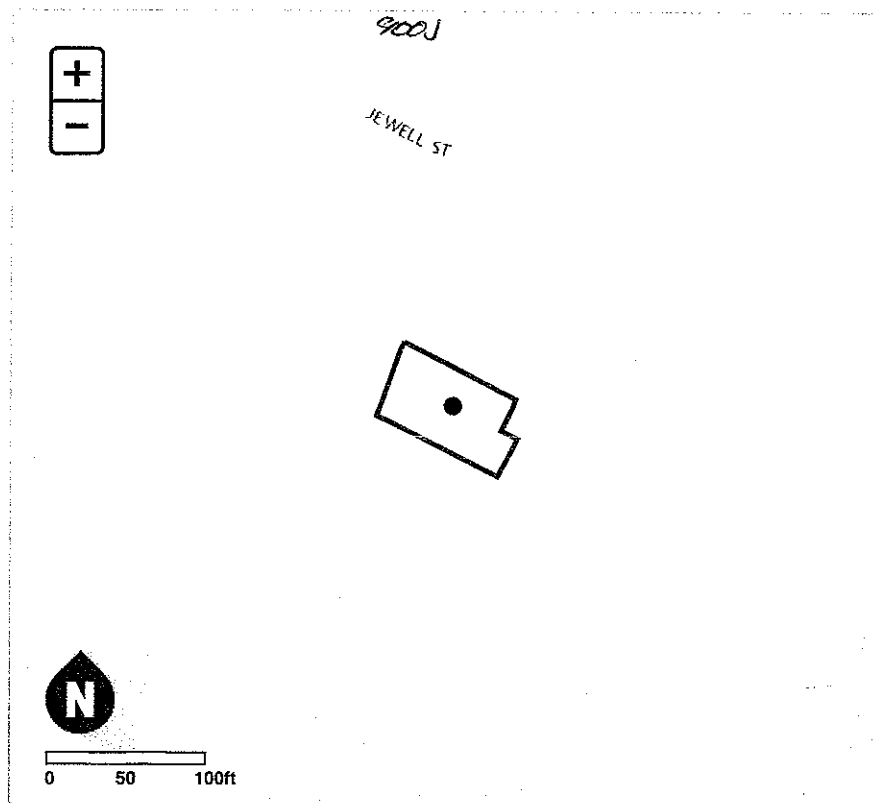
**Regulating Plan:**

**Zoning:** SF-4A-CO-NP

**Zoning Case:** C14-03-0141

**Zoning Ordinance  
(Mostly after 2000):** 99-0225-70(b)  
020523-33  
040311-48

**Zoning Overlays:** NEIGHBORHOOD PLANNING  
AREA  
■ BOULDIN CREEK  
RESIDENTIAL DESIGN  
STANDARDS



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# Zoning Profile Report

906 Jewell

**Questions?** Click here for help and contact information.

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For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-974-6370**.

**Location:** 906 JEWELL ST  
(3,109,388.75, 10,064,748)

**Grid:** H21

**Future Land Use (FLUM):** Single Family

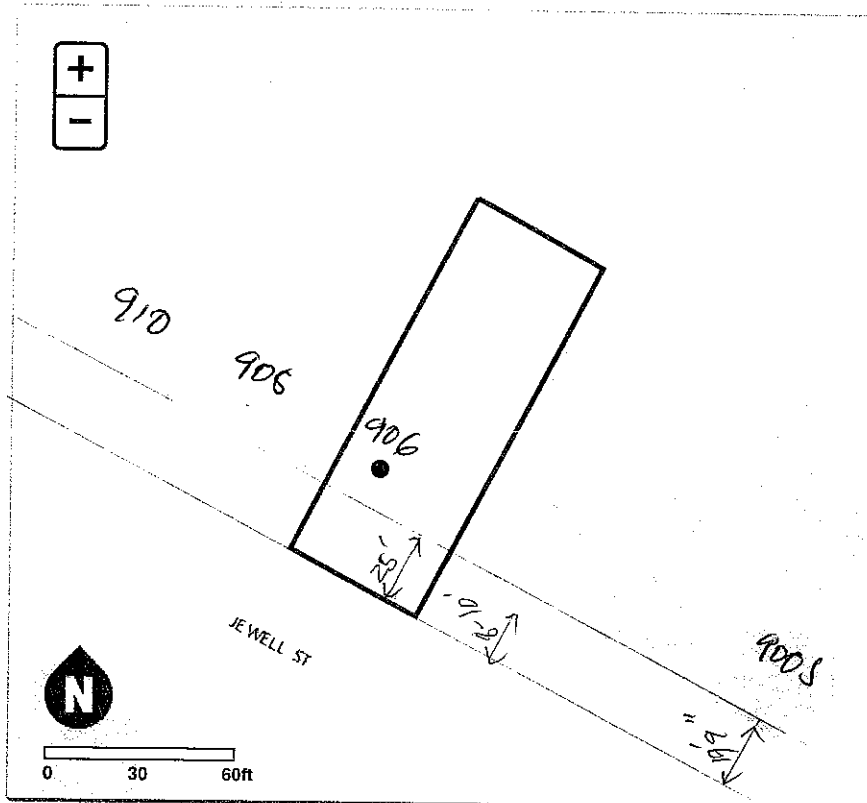
**Regulating Plan:**

**Zoning:** SF-3-NP

**Zoning Case:** C14-02-0031

**Zoning Ordinance (Mostly after 2000):** 99-0225-70(b)  
020523-33

**Zoning Overlays:** NEIGHBORHOOD PLANNING AREA  
■ BOULDER CREEK  
RESIDENTIAL DESIGN STANDARDS



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MARTHA L. DAVIES  
3317 PERRY LANE  
AUSTIN, TEXAS 78731

900 South Side - 9 houses  
Block Jewell

Avg = ~~13-14'~~

906)  
908)  
910) 3 - more or less conform  
916 1 - 13-14'  
914 1 - 18-19'  
912 1 - 16-17'  
910 1 - 22-23'  
904 1 - 8-10'  
902 1 - 10-12'

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# Zoning Profile Report

912 Jewell

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**Location:** 912 JEWELL ST  
(3,109,268.75, 10,064,803)

**Grid:** H21

**Future Land Use (FLUM):** Single Family

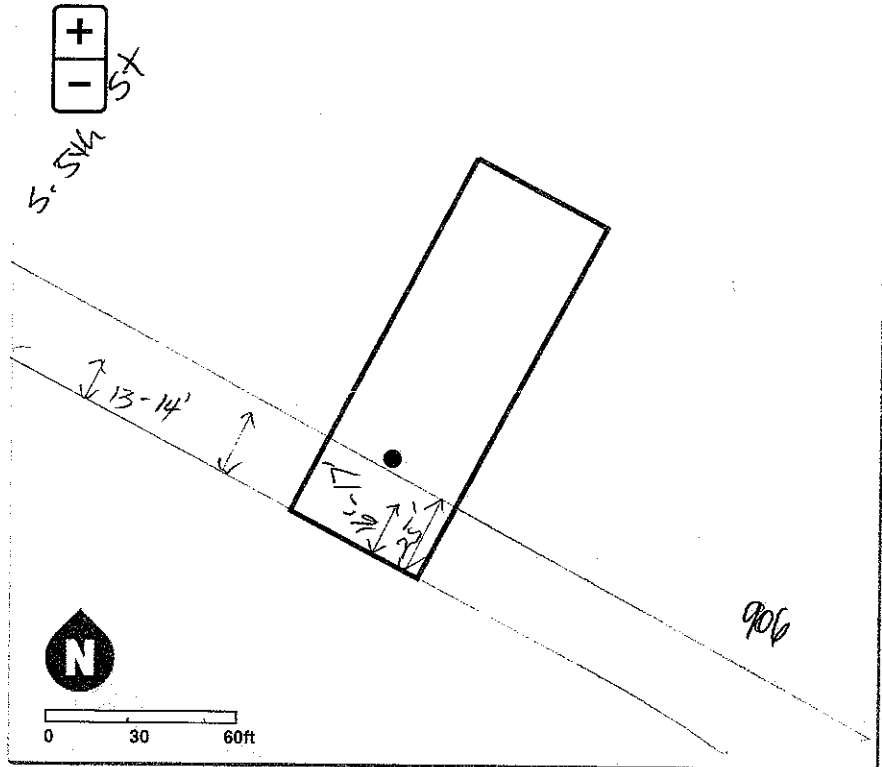
**Regulating Plan:**

**Zoning:** SF-3-NP

**Zoning Case:** C14-02-0031

**Zoning Ordinance  
(Mostly after 2000):** 99-0225-70(b)  
020523-33

**Zoning Overlays:** NEIGHBORHOOD PLANNING  
AREA  
■ BOULDIN CREEK  
RESIDENTIAL DESIGN  
STANDARDS



## Zoning Guide

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# FRONT SETBACKS

lartha

900 Jewell - 19' 9"

902 " - same

904 " - ~~same~~ smaller setback -  
smaller on the block

1406 Bouldin - less than 900/902/904  
(Red in rear) (12' - 15'?)

1411 Bouldin - same as 900 or less  
(Wende across St) (18'?)

across Jewell

909 ← 12'?  
→ obviously less than 25'  
911 ← 13'?

Diagonal across Bouldin

1501 Bouldin > less than 25' (15'?)  
1503 " "

Directly across Bouldin

1411 Bouldin > 20' or less?  
1409 " "



op beds  
y room

INTA  
SUITES  
com

900 Jewell

32' 4" ÷ 9 = 3 1/2 - 4' Page 1 of 1

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# Zoning Profile Report

912 Jewell

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**Location:** 912 JEWELL ST  
(3,109,268.75, 10,064,803)

**Grid:** H21

**Future Land Use (FLUM):** Single Family

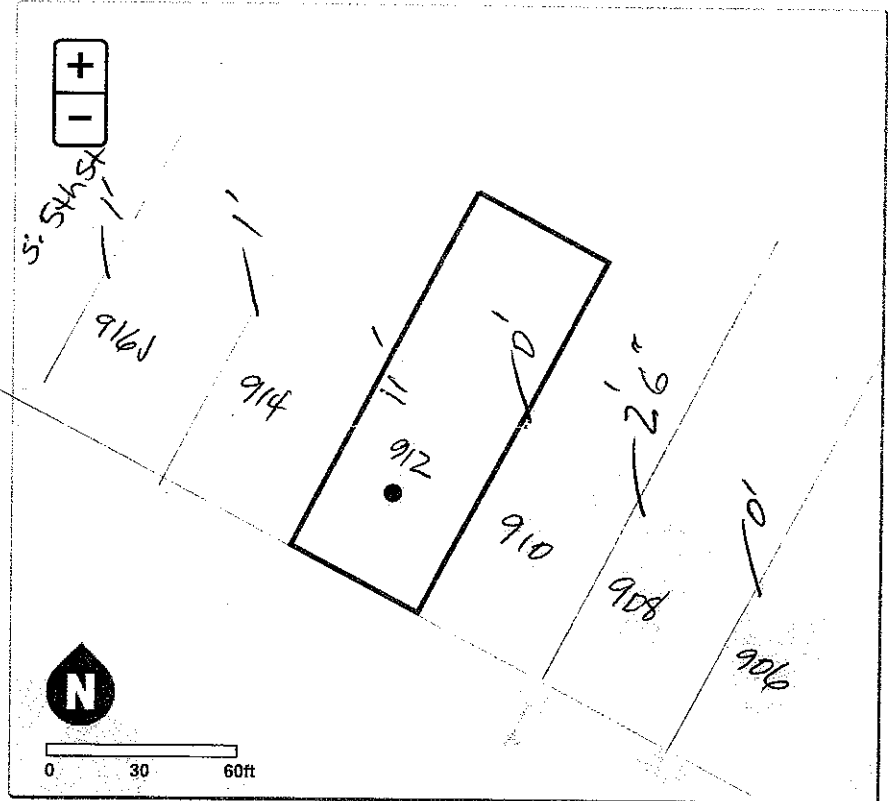
**Regulating Plan:**

**Zoning:** SF-3-NP

**Zoning Case:** C14-02-0031

**Zoning Ordinance**  
**(Mostly after 2000):** 99-0225-70(b)  
020523-33

**Zoning Overlays:** NEIGHBORHOOD PLANNING  
AREA  
■ BOULDIN CREEK  
RESIDENTIAL DESIGN  
STANDARDS



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## Side Setbacks

900 Jewell = 4' 4" on west

902 Jewell — less on west  
next door

1411 Bouldin — approx 5'  
across St.

1500 Bouldin — SW corner of house  
across St. encroaches on  
next lot

905 Jewell — west setback = 3-2' (from  
me garage at E = 4.8' survey)

906 Jewell — house sits on <sup>west</sup> property line

908 Jewell — house barely off " "

910 Jewell — house sits on prop line

---

Whole block of structures is  
Jewell skewed to the west

---

1501 Bouldin — <sup>duplex</sup> house sits on  
(colonial) — south lot line

1503 Bouldin — 2 houses sit on S. lot line

1505 "house  
behind — sits on S lot line  
on S. 3rd

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## Zoning Profile Report

900 Jewell Stn

Questions? Click here for help and contact information

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For official verification of the zoning of a property, please order a Zoning Verification Letter at 512-974-6370.

Location: (3,109,508.72, 10,064,684.49)

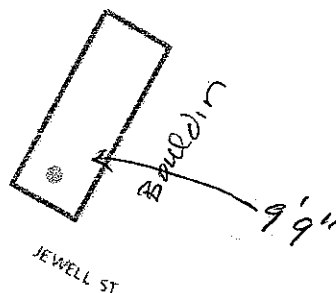
Grid: H21

Future Land Use (FLUM): Single Family

Regulating Plan:

Zoning: SF-3-NP

Zoning Case: C14-02-0031

Zoning Ordinance  
(Mostly after 2000): 99-0225-70(b)  
020523-33Zoning Overlays:  
NEIGHBORHOOD PLANNING  
AREA  
■ BOULDIN CREEK  
RESIDENTIAL DESIGN  
STANDARDS

0 50 100ft

## Zoning Guide

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MARTHA L. DAVILA  
3317 PERRY LANE  
AUSTIN, TEXAS 78731

4 examples  
~~900 J~~ = 9'9" ±  
 " 1411 Bouldin = 8'10" ± avg.  
 1500 Bouldin = 13'2" ± avg.  
 916 Jewell St = 0'  
 30' 21" : 4 = 7'6"

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## Zoning Profile Report

1411 Bouldin

Questions? Click here for help and contact information.

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For official verification of the zoning of a property, please order a Zoning Verification Letter at 512-974-6370.

**Location:** 1411 BOULDIN AVE  
(3,109,614.62, 10,064,605.58)

**Grid:** H21

**Future Land Use (FLUM):** Single Family

## Regulating Plan:

**Zoning:** SF-3-NP

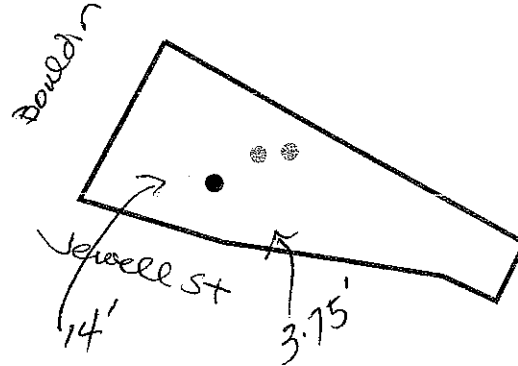
**Zoning Case:** C14-02-0031

**Zoning Ordinance  
(Mostly after 2000):** 99-0225-70(b)  
020523-33

**Zoning Overlays:** NEIGHBORHOOD PLANNING  
AREA  
■ BOULDIN CREEK  
RESIDENTIAL DESIGN  
STANDARDS



9000



0 30 60ft

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## Zoning Profile Report

1500 Bouldin

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For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-974-6370**.

**Location:** 1500 BOULDIN AVE  
(3,109,452.75, 10,064,588)

**Grid:** H21

**Future Land Use (FLUM):** Single Family

**Regulating Plan:**

**Zoning:** SF-3-NP

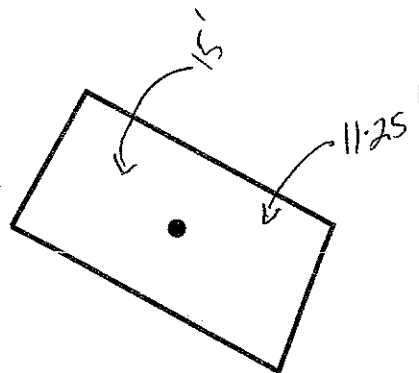
**Zoning Case:** C14-02-0031

**Zoning Ordinance**  
**(Mostly after 2000):** 99-0225-70(b)  
020523-33

**Zoning Overlays:** NEIGHBORHOOD PLANNING  
AREA  
■ BOULDIN CREEK  
RESIDENTIAL DESIGN  
STANDARDS



900 J



0 30 60ft

**Zoning Guide**

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# Zoning Profile Report

916 Jewell St



**Questions?** Click here for help and contact information.

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For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-974-6370**.

**Location:** 916 JEWELL ST  
(3,109,182.75, 10,064,851)

**Grid:** H21

**Future Land Use (FLUM):** Single Family

**Regulating Plan:**

**Zoning:** SF-3-NP

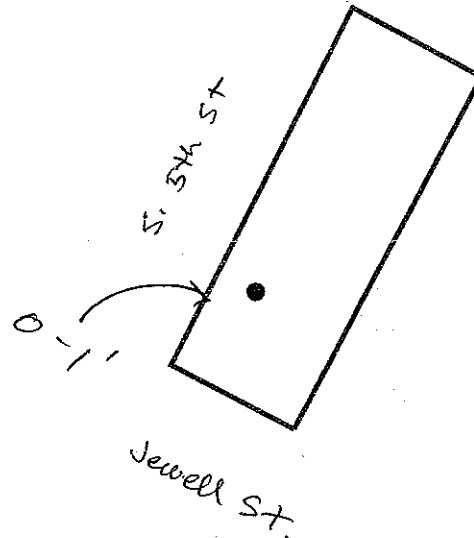
**Zoning Case:** C14-02-0031

**Zoning Ordinance (Mostly after 2000):** 99-0225-70(b)  
020523-33

**Zoning Overlays:** NEIGHBORHOOD PLANNING AREA  
■ BOULDIN CREEK  
RESIDENTIAL DESIGN STANDARDS



0 30 60ft



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# Side Street Setbacks (15')

900 Jewell - 9'9"

1411 Bouldin - SW corner =  $\pm 15'$   
Wende SE corner = 6-8'  $\pm$  on Jewell St

1400 Bouldin - N side - 5'  $\pm$  + 1'  $\pm$  on Elizabeth

1500 Bouldin - ~~NW corner~~ ~~WE corner~~ ~~SE corner~~ ~~SW corner~~  
+ 1501 Bouldin - comply by sitting all the way over S. lot line

916 Jewell - no setback on S. 5th St.

917 Jewell - 5' setback on S. 5th St.

*Cop for Melco*

Memo to City of Austin Zoning/Permitting

From: Martha L. Davies, owner  
Re: 900 Jewell Street  
Austin TX 78704

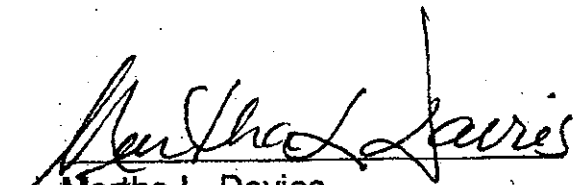
phone: 512 689 6634  
email: marthaldavies@yahoo.com

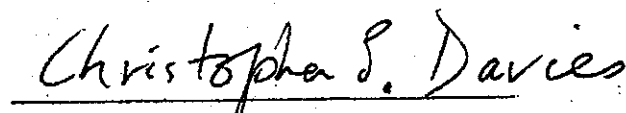
Date: April 24, 2014

This letter is to certify that Melquiades O. Miranda is my builder and he is authorized to give and receive information with the City of Austin regarding the changes taking place at 900 Jewell Street 78704.

His telephone number: 512 468 2215

His email: melcomiranda@sbcglobal.net

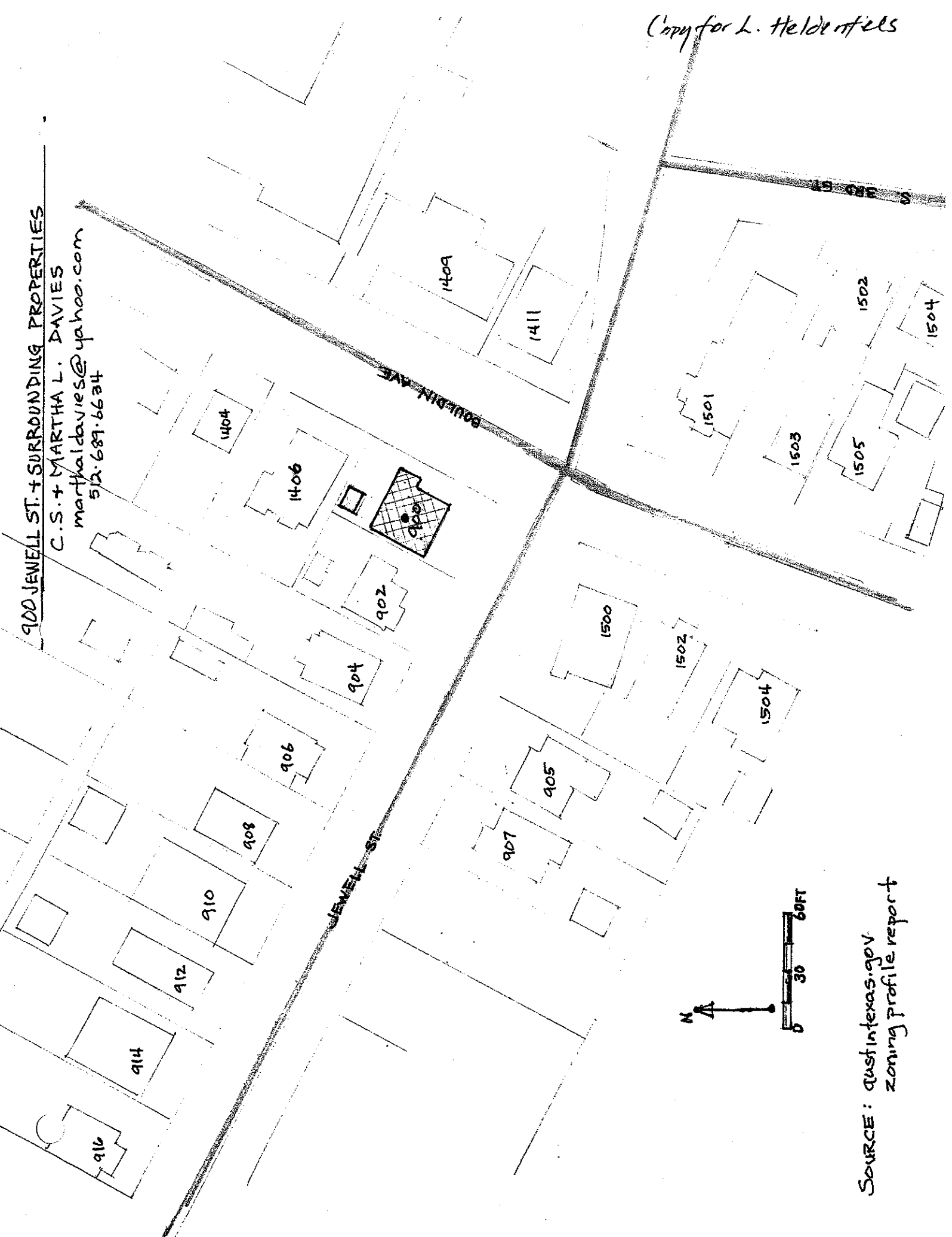
  
Martha L. Davies

  
C. S. Davies

Copy for L. Heldentels

900 JEWELL ST. + SURROUNDING PROPERTIES

C.S. + MARTHA L. DAVIES  
marthaldavies@yahoo.com  
512.689.6634



SOURCE: [austintexas.gov](http://austintexas.gov)  
zoning profile report

## APPROXIMATE SETBACKS: 900 JEWELL ST AND NEIGHBORING PROPERTIES

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### FRONT SETBACKS: Jewell St. 900-916, North Side of Street

900	21.48	
902	19.49	
904	18.32	
906	23.11	
908	25.63	Average = 20.87 feet
910	24.40	
912	19.08	
914	22.29	
916	14.05	

### WEST SIDE SETBACKS: Jewell St. 900-916, North Side of Street

900	4.3	
902	4.8	
904	7.6	
906	0.0	
908	1.2	Average = 3.61 feet
910	0.0	
912	11.3	
914	2.8	
916	0.5	

### EAST SIDE SETBACKS: Jewell St. 900-916, North Side of Street

900	9.6	
902	10.0	
904	11.0	
906	16.0	
908	15.0	Average = 11.68 feet
910	8.5	
912	11.35	
914	7.48	
916	16.2	

### SIDE STREET SETBACKS

900 Jewell	9.75	
916 Jewell	0.0	
917 Jewell	11.13	Average of 6 examples = 8.288 feet
1000 Jewell	7.59	
1500 Bouldin	13.16(avg.)	
1411 Bouldin	8.10(avg.)	

**Heldenfels, Leane**

C15-2014-0073

**From:** Barr, Susan  
**Sent:** Wednesday, May 14, 2014 4:06 PM  
**To:** Heldenfels, Leane  
**Subject:** RE: 900 Jewell

Leane,

Yes, that would be fine for you to print out my e-mail. To summarize, though, the BOA would be their stopping point (i.e. they would say if the shed can stay or not). An actual life safety permit would not be created since we do not permit structures under 200 sf that are storage sheds and such.

Susan

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**From:** Heldenfels, Leane  
**Sent:** Wednesday, May 14, 2014 3:49 PM  
**To:** Barr, Susan  
**Subject:** RE: 900 Jewell

It does. I'll have her come back for it. It's confusing to me why we can't just let it/others go as a grandfathered nonconforming since she's not expanding it, but I guess it's for whenever other permits/expansions are taking place on a lot? But, I get what you're saying about the permit – since it never needed one, why does it need the SE. I'll ck the size of that carport, maybe it was over 200 sf (probably – it was a 4 space carport at the back of the lot - so it's probably 800 sf). I just hate for people to get postponed because the Board thinks it does need one – they're all mini-plan reviewers! Or, would it be OK if I printed out your email about not needing a permit because it's under 200 feet? And that's how it's excepted – would that be Ok w/ you?

Thanks –  
Leane

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**From:** Barr, Susan  
**Sent:** Wednesday, May 14, 2014 3:12 PM  
**To:** Heldenfels, Leane  
**Cc:** Hernandez, Tony [PDRD]; Word, Daniel  
**Subject:** RE: 900 Jewell

Hi Leane,

It sounds like the shed would get a life safety special exception permit since it is located in a side yard setback even though we don't permit structures less than 200 sf.

Hope this helps,

Susan

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**From:** Heldenfels, Leane  
**Sent:** Tuesday, May 13, 2014 4:03 PM  
**To:** Barr, Susan  
**Subject:** 900 Jewell

## Heldenfels, Leane

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**From:** Martha Davies <[REDACTED]@yan...>  
**Sent:** Friday, May 23, 2014 4:17 PM  
**To:** Mitchell, Amber  
**Cc:** Heldenfels, Leane  
**Subject:** 900 Jewell St parking

Hello Amber,

After meeting with you this morning I thought it would be good to have a recap of your evaluation re the parking @ 900 Jewell St. In case the subject comes up with the architect or permitting.

I understand that because the planned addition is less than 50 percent of the original structure, no additional parking is required, and it is not necessary to pave the curb cut adjacent to the big oak tree; it can remain as is, paved with stone.

Sent from my iPad



**Heldenfels, Leane**

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**From:** Martha Davies ~~marthadavies@variance.com~~  
**Sent:** Wednesday, May 28, 2014 11:00 AM  
**To:** Heldenfels, Leane  
**Subject:** Log of correspondence with Bouldin Assn.

4/25 Martha L. Davies (MLD) requests of Kevin Lewis(president of Assn. KL) meeting with neighborhood assn. for discussion of "6' single story addition to an existing small house...".

5/7 MLD to KL and CK(Chad Kimbell, Zoning Coommittee/Bouldin) describing my project more fully.

5/7 Cc of email KL to CK asking him to get in touch with MLD to discuss project.

5/12 MLD to CK advising him of my scan of Variance Board petition via UPS office to him./20

5/15 CK acknowledges receipt of UPS material emailed on 5/12.

5/20 MLD to CK that I am available any time to clarify the project.

5/21 CK to MLD relates that he is checking with his board members to know if they will be available to meet on 5/27

5/26 CK to MLD. Apology for non-communication. Requests MLD presence at Board meeting, 700 Dawson on 5/27

5/26 MLD to CK confirming I will be present.

5/27 MLD presentation to Board. Statement that they will contact Variance Board directly with their comments.